

**Islandview Condominium Association**  
**Annual Meeting Minutes**  
**June 15, 2021**

**A. Call to Order** - The meeting was called to order at 6:40pm by President Cindy Parkhurst.

**B. Greeting and introduction of Board members**

1. Present: Denise Cosgrove, Fred Konchan, Dawn Paluszny, Cindy Parkhurst.

Absent: Jennifer Afonica

**C. Submission of proxies and establish quorum**

1. 25 in attendance, 10 proxies - total 35, quorum established.

**D.** Moment of silence for Ken Cookson, Roger Mauritho and Mac McAdam.

**E. Financial Report**

1. The receivables/disbursements ledger, current account balances, actual 2020 operating budget, and the projected 2021 operating budget were reviewed. Copies of these items were made available to Co-owners.

- As Jennifer was absent due to illness, Co-owners were advised that they can reach out to her with any questions regarding the Financial Report. As always, the Association's books are available upon request to any Co-owner at a reasonable time, just contact Jennifer.

2. Motion made and seconded to accept the Financial Report; Financial Report accepted.

**F. Old Business** - Cindy Parkhurst

1. The year in review: March 2020 – June 2020

- Plumbing and leak repairs completed – Cindy Parkhurst gave an overview of the repairs that affected seven units, including a timeline of events.
- Phase 1 of the Building Painting project was completed. Phase 2 will begin soon, with painting of the patios/balconies and gazebo.
- Sprinkler issues – Co-owners Mike Gabert and Kurt Compeau performed extensive repairs and replaced 13 sprinkler heads. Mike also installed a rain/freeze sensor to the system and adjusted some of the zones to help prevent saturation. Additionally, Mike donated most of the materials and he and Kurt donated their time and labor for our community. We are so grateful for all your help!
- 20 additional gutters were installed which will help divert rainwater from the buildings. Between the new gutters and all the wood replaced during the building painting, it is hoped that this will help prevent damage to the siding and Co-owner patios/balconies.

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- A/C line hose replacement and cleanout was completed. **IMPORTANT**: The Board has heard from one Co-owner who is still having leak issues. This appears to be related to the clamp used in the repairs. All Co-owners are asked to please check their A/C hose clamp to ensure it is tight enough. For assistance, please contact Denise Cosgrove.
- Three additional picnic tables for Boardwalk. The Dock Committee purchased one, the Association purchased one, and Pat Mauritho purchased one in remembrance of her son, Roger. The Mauritho family will host a memorial for Roger on **July 18<sup>th</sup> at 6:PM** to dedicate the picnic table. All are welcome.
- Sidewalk replacement – several sections of sidewalk were replaced. A Co-owner mentioned that there was still a trip hazard near her condo. Plans are in the works for sidewalk lifting and leveling which should address this issue.

**G. New Business – Cindy Parkhurst**

1. Election of Board Members – the following Board members were re-elected to the Board:
  - Jennifer Afonica
  - Denise Cosgrove
  - Fred Konchan
  - Cindy Parkhurst

(a) Bob Cosgrove is stepping down from the Board of Directors. However, he will remain as Chairman of the Dock Committee and said he would still be around to help whenever needed. We appreciate you, Bob!!

(b) Board of Director nomination forms were received from Nathan Groves and Laura Heinrichs; Co-owners approved the new Board members. The Board is very excited to welcome Nathan and Laura!
2. The new entry door keys were distributed to those in attendance at the Annual Meeting. Once everyone has received their new keys, the Board will schedule *American Lock & Key* to replace the locks. Notices will be posted in advance.

Each unit was provided with three entry keys. The Board asks that if you need additional copies, please use *American Lock & Key* to ensure an exact copy and to help prolong the life of the new locks.
3. 2021 projects:
  - Boardwalk erosion – repair the normal settling of the ground at the Boardwalk
  - Repair sinkhole, parking lot reseal and re-stripe (sinkhole repair completed)
  - Tree trimming (November)

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4. Annual Meeting – Due to Covid-19, the last two Annual Meetings have taken place in June, down at the Boardwalk area. Both years, it has been rather windy, causing papers to blow around and making it hard to hear at times. Cindy Parkhurst asked the Co-owners in attendance what they thought of permanently moving the Annual Meeting to June at the Boardwalk. This was met with mixed reactions. Some Co-owners cited the convenience and no cost of using our grounds as a plus. Other suggestions included moving the meeting to the Westfield Center or the American Legion. The Board to discuss further at the next Board meeting.

#### H. Open Floor Discussion

1. It was noted that the Trenton fireworks are canceled this year.
2. Denise Cosgrove announced that Shane LaMay will entertain us on July 4<sup>th</sup>. Details will be posted.
3. Co-owner comment that the endcaps need cleaned up and landscaping. Denise Cosgrove suggested to bring back the Beautification Committee; two Co-owners volunteered to join with Denise.
4. Co-owner comment about odors in the hallways. These range from marijuana and cigarette odors to cooking odors such as fish and garlic, all of which can be offensive to others. The Board noted the difficulty in controlling this but asks residents to **please** take steps to control these odors such as using exhaust fans and applying weather stripping around your condo doors.
5. Co-owner comment regarding parking. Specifically, residents not parking in front of their own building, and parking multiple vehicles on the front line instead of using their carports or the extra parking areas. Over the years, the Board has repeatedly addressed this issue in the Minutes and/or by posted notices, yet it continues to be a problem. The Board to discuss ideas at the next Board meeting, but in the meantime **please** park in front of your own building and use your carports or extra parking areas.
6. Dawn Paluszny mentioned that when the parking lot reseal/restripe occurs, residents will need to make alternate parking arrangements for a couple days. We've asked for a week's notice; flyers will be posted.
7. Co-owner asked to remind residents that dumpster doors need to be shut completely after throwing garbage out to prevent animals from getting in. Reminder also to please throw garbage bags to the rear of the dumpsters whenever possible so they do not pile up in front of the doors.
8. Co-owner asked about reconfiguring some of the support posts in the carports that makes parking difficult in some areas. The Board to discuss at the next Board meeting.
9. Co-owner asked if there are plans to paint the carports with the new paint scheme. The Board has discussed plans for this in the future.
10. New Board member Laura Heinrichs suggested switching the interior entry lights to yellow "bug" light bulbs for the summer months to help cut down on insects. The Board to discuss at next Board meeting.
11. Discussion also included security cameras and the possibility of a wi-fi network.

#### I. Adjournment – Meeting adjourned 7:40pm. Minutes submitted by: Cindy Parkhurst, President